

REPORT - PLANNING COMMISSION MEETING
May 22, 2003

Project Name and Number: MAPLE STREET RESIDENTIAL COMMUNITY (PLN2003-00200)

Applicant: James Silverwood, Affirmed Housing Group

Proposal: To consider a General Plan Amendment, and an Amendment to the Centerville Specific Plan to change the land use designation on 4 parcels totaling 5.4 acres in the Centerville Planning Area. One portion of the General Plan Amendment includes changing the land use designation from Low Density Residential, 5 to 7 dwelling units per acre to Very High Density 27 to 35 dwelling units per acre on 4.43 acres to accommodate 132 residential apartments. The second portion of the General Plan Amendment includes changing the land use designation from Low Density Residential, 5 to 7 dwelling units per acre to Medium Density 6.5 -10 dwelling units per acre on 0.97 acres to accommodate 9 detached single-family dwelling units. Corresponding amendments to the Centerville Specific Plan are also proposed.

Recommended Action: Recommend Mitigated Negative Declaration, General Plan Amendment and Centerville Specific Plan Amendments to City Council.

Location: 37237, 37217, 37225 Maple Street and 4179 Baine Avenue, Centerville Planning Area

APN: 501-0499-085-02, 501-0499-086-00, 501-0499-087-02, 501-0499-088-00

Area: 5.4 acres

Owner: Bonde, Bonde, and Bonde, Javier & Kimberlee Cavazos, City of Fremont

Agent of Applicant: Ken Rohde, KTGy Group

Environmental Review: An Initial Study and Mitigated Negative Declaration has been prepared and circulated for this project.

Existing General Plan: Low Density Residential (5-7) dwelling units per acre

Existing Zoning: Community Commercial (C-C), Residential Single-Family R-1-6, and Centerville Specific Plan (CSPC)

Existing Land Use: Undeveloped property, existing single-family residence, car-wash, and a multi-tenant building with automobile repair uses.

Public Hearing Notice: Public hearing notification is applicable. 517 notices were mailed to owners and occupants of property within a minimum radius of 1000 feet from the site on the following streets: Peralta Boulevard, Allen Court, Fremont Boulevard, Dusterberry Way, Maple Street, Elm Street, Oak Street, Holly Street, Post Street, Joseph Street, Gillett Road, Bonde Way, Rose Court, Beloveria Court, Baine Avenue, Thornton Avenue, Hansen Avenue, Central Avenue, Tomasek Terrace. The notices to owners and occupants were mailed on May 12, 2003. A Public Hearing Notice was delivered to The Argus newspaper on May 7, 2003 to be published by May 12, 2003.

Project Description: The project consists of a General Plan Amendment to change the land use designation from 5 to 7 dwelling units per acre to 27 to 35 dwelling units per acre on 4.43 acres to accommodate 132 residential apartments. The second portion of the General Plan Amendment includes changing the land use designation from 5 to 7 dwelling units per acre to 6.5 -10 dwelling units per acre on 0.97 acres to accommodate 8 new single family homes, and the retention of one existing historic home. The single-family residence currently located at the corner of Hansen Avenue and Maple Street will be retained and rehabilitated. This project also includes the amendment of the Centerville Specific Plan of Subarea 4, in relation to this property site, from single-family 5-7 dwelling units per acre to the proposed General Plan designations noted above. The entitlement process will include subsequent evaluation by the Planning Commission and City Council for required applications for a Planned District Rezoning, preliminary grading plan, and a subdivision.

To accommodate the proposed project, the site will be rezoned to a Planned District. The conceptual plan is provided for illustrative purposes. The purpose of the plan is only to demonstrate that the minimum density can be achieved on the project site at some future date. A brief description of the proposed development and some of the prominent structural features is provided in the following sections, although the precise plan will be subject to later site plan and architectural review. In addition, all mitigation measures contained in the Draft Mitigated Negative Declaration (enclosed in Commissioner's packets) will be implemented, as appropriate. The applicant submitted a conceptual site plan to develop 132 residential apartments and 8 new single-family homes, and the retention of one existing home on the 5.4 acres site. The proposed design elements reveal the interchange between podium and above ground parking, attractive landscaping, open space design, programmed exterior space, architecture and opportunities for community interaction. If approved, the site would allow for fifteen (15) studio units, thirty-nine (39) one bedroom, one-bathroom units, thirty-nine (39) two-bedroom, one-bathroom units, and thirty-nine (39) three-bedroom, two bathroom units for a total of 132 residential rental apartments. These units will be 100% affordable and will be offered to fixed-income seniors, individuals, small families, and larger families. The applicant has stated that the proposed development will offer housing to lower income households that are already living or working in Fremont but cannot afford to continue to live or work here. The site would also accommodate 8 new single-family homes along Hansen Avenue and the retention of one historic home at the corner of Hansen Avenue and Maple Street. The historic home, known as the Christensen-Hygeland House, will be rehabilitated. The single-family homes will be sold at market rate. The minimum lot size for these homes will be 4000 square feet and the site design will conform to the City's Small-Lot Single Family Design Guidelines.

The architectural style of the single-family component will meet the existing land use objective of extending the bungalow and cottage style architecture of Subarea 3 located on the opposite side of Hansen Avenue. According to the applicant, the architectural style will carry through to the multifamily component; however, site design will allow the two projects to maintain a sense of distinction. The proposed multifamily development contains residential buildings, which are placed around a central community building (which will provide educational and recreational services) and courtyard - a large passive open space that will provide recreation and social opportunities to residents of all ages.

Community Engagement Efforts: Affirmed Housing Group conducted three community meetings (August 27, 2002, October 3, 2002, and November 6, 2002) to provide information about their non-profit organization, gather neighborhood input and create a dialogue with the existing community. On September 14th and September 15th of 2002, Affirmed Housing conducted door-to-door outreach to households and businesses near the development site to gather additional comments. On Saturday, October 26, 2002, City staff also hosted a bus tour of 14 affordable housing developments located throughout Fremont to which the City provided financial assistance. Finally, on Saturday, May 3, 2003, Affirmed Housing Group held a 3-hour open house and design review for the community to provide a forum and a vehicle for residents to give their opinion on the proposed plans.

Residents raised many concerns throughout this engagement process. Concerns ranged from proposed building heights, the increase in traffic that may occur in the neighborhood, the proposed density, affordable housing versus market rate homes, lack of parking, compatible architecture and the need for sidewalk improvements. The developer responded by revising initial plans by decreasing the proposed heights of the multi-family residential component and introducing a two-story element rather than solely proposing three stories. In addition, the developer is proposing to provide market rate single-family homes are along Hansen Avenue which consequently,

will act as a transition between the existing neighborhood and the multi-family portion. The density originally proposed to the community was also decreased during the design stage. A traffic study was also conducted to measure the traffic impacts of the proposed development. The applicant is also proposing to provide street improvements and street dedication along Baine Avenue, Maple Avenue and Hansen Avenue across the site's frontage with a standard sidewalk and landscape area. The required street improvements on Baine Avenue will also accommodate additional on-street parking. The applicant also held a design review meeting with the community to review the proposed architecture plans for the single-family portion of the development. Subsequent review of the site plans and architectural plans for this development proposal will occur during the Planned District review process.

Historic Resources: The applicant is proposing to retain the Christensen-Hygelund home and rehabilitate the structure. The Secretary of the Interior's Standards and Illustrated Guidelines for Rehabilitation Historic Buildings shall be applied to the rehabilitation of the exterior portions of the house and all site improvements. A report entitled, *Historical and Architectural Assessment, Christensen-Hygelund House, March 2003, Woodruff Minor*, was prepared for the City to evaluate the potential historical significance of the property. The report concluded that the Christensen-Hygelund house appears to be eligible for listing on the California Register under Criteria 1 and 3.

Criterion 1 encompasses structures "associated with events that have made a significant contribution to broad patterns of local...history". Under Criterion 1, the house is significant because of the association with Christian Christensen thought to be the first conductor of the "Newark-Centerville horse-car line, and with the Steven Tract, Centerville's earliest subdivision". The house was later owned by Christian Hygelund, an employee of the P.C. Hansen Lumber Company.

Criterion 3 includes structures that "embodies the distinctive characteristics of a type...of construction". The house was built ca. 1892 by the Christensens and rebuilt ca. 1930 by the Hygelunds. According to the historical consultant, the primary significance of the Christensen-Hygelund house is as a work of architecture that is the discernable mix of two different styles or types-late 19th century vernacular and early 20th century Bungalow- in the same building. As a hybrid, the house is unlike any other in the city of Fremont. As such, it embodies the distinctive characteristics of evolving house types in the vernacular tradition. The house attains a threshold of visual interest and the design, materials and method of construction are illustrative of their period.

General Plan Justification: The applicant has provided a General Plan Amendment Justification Statement (enclosure) which describes the how the General Plan Amendment would implement the Fundamental Goals and Housing Goals of the General Plan as they relate to land uses. The applicant states that the intention is to develop 132 residential apartments and 9 single family residences (includes one rehabilitated historic single family home). The project will provide housing in close proximity to the Centerville Train Station and the Centerville District solidifying the City's efforts to create a viable and dynamic Centerville while providing affordable housing to Fremont's residents. The site currently consists of a vacant parcel, multi-tenant building with automotive uses, a car wash and an historic single-family home.

Analysis: The site is surrounded by single family residential to the north, railroad tracks and retail commercial uses to the south, Auto Sales Speed Shop and U-Haul Rental to the east and single-family residences, a Montessori School and a church to the west. The surrounding General Plan designations as follows: Commercial to the south and east, Residential 5-7 units units/acre to the north and west. The site is zoned Community Commercial (C-C) and Residential R-1-6, Centerville Specific Plan (CSPC). This infill development opportunity will extend the residential neighborhood while incorporating a transitional single-family (market rate) component and multi-family component that would provide much needed housing on an underutilized and commercial (auto repair and car wash) site. The proposed project will include a rezoning request from Community Commercial (C-C) and R-1-6 (CSPC) to Planned District, which will provide site planning flexibility and on-site amenities. Given the presence of surrounding single-family and commercial uses, the proposed project would result in a more compatible land use. If approved, the proposed General Plan Amendment, and CSPC amendment (and zone change) would be considered a logical land use designation, consistent with existing General Plan goals, policies and objectives related to multiple-family and single family development. The goals are as follows:

Goal H1: Conservation and enhancement of existing residential neighborhoods.

Goal H2: High quality and well-designed new housing of all types throughout the city.

Analysis: The proposed General Plan Amendment is compatible with these two housing goals. The proposed General Plan Amendment from 5 to 7 dwelling units per acre to 27 to 35 dwelling units per acre on 4.43 acres and 5 to 7 dwelling units per acre to 6.5 -10 dwelling units per acre on 0.97 acres could result in 132 residential apartments and 9 detached single-family dwelling units. The proposed land use has the potential to enhance the existing residential community by providing well-designed residential buildings, parking and landscaping. According to the applicant, the proposed General Plan Amendment will result in a multi-family residential project as a partial podium style development with some parking and circulation located below some structures, thereby creating greater open space for the project than would be created with a lower density development.

Land Use Goal 1.9: The proposed General Plan Amendment is compatible with this land use goal which states, "to achieve a variety of housing types, the City has designated locations where moderate and higher density development is appropriate."

Analysis: Criteria for the location of higher density housing include access to transit, proximity to commercial areas, proximity to a collector or arterial street, and as a transition use where maximum flexibility in site design is required. For those areas where higher densities are indicated on the General Plan Diagram, construction of housing at significantly lower densities than planned would not meet the City's goals. The applicant is proposing a density level between Step 1 and Step 2 (27 - 35 units per acre) that applies to the proposed project as follows:

Step 1:	4.43 acres	x	27 units/acre	=	120 dwelling units
Step 2:	4.43 acres	x	31 units/acre	=	137 dwelling units
Step 3:	4.43 acres	x	35 units/acre	=	155 dwelling units

When the residential range is between 27 units per acre and 35 units per acre, development must be within 80% of the Step 1 density. The applicant's conceptual site plan demonstrates that 80% (percent) of the Step 1 density can be achieved with 96 apartments.

The applicant is proposing a density level between Step 2 and Step 3 (6.5-10 units per acre) that applies to the proposed project as follows:

Step 1:	0.97 acres	x	6.5 units/acre	=	6 dwelling units
Step 2:	0.97 acres	x	8 units/acre	=	8 dwelling units
Step 3:	0.97 acres	x	10 units/acre	=	10 dwelling units

When the residential range is between 6.5 units per acre and 10 units per acre, development must be within 80% of the Step 1 density. The applicant's conceptual; site plan demonstrates that 80% (percent) of the Step 1 density can be achieved with 5 single-family units.

Land Use Policy LU 1.11: The proposed General Plan Amendment is compatible with this land use policy, which states, "Appropriate transitions shall be encouraged between higher density residential areas and lower density residential areas. Transition can be composed of streets, setbacks, open space, landscape and site treatments, building design and/or other techniques."

Analysis: The surrounding land uses are existing single-family residential (5-7 du/acre) and commercial. The proposed development offers a transition between the lower density single-family homes located on Maple, Elm Oak and Holly Street by introducing 8 new single-family homes and the retention of one historic home off of Hansen Avenue. In addition, buildings off of Maple Street and those directly adjacent to the proposed single-family homes are proposed to be two stories high stepping up to three stories towards the interior of the site.

Effectively, as the development moves away from the existing residential uses and towards the transportation and commercial uses, the height of the buildings increase.

Land Use Policy LU 1.22 and 1.24: The proposed General Plan Amendment is compatible with these land use policies which state, “Buildings shall be designed to provide for maximum feasible visual and auditory privacy for each unit through the use of site design, open space, landscaping and appropriate building materials (LU 1.22) and “multi-family housing shall be designed to accommodate the needs of families and children”. Multi-family housing units shall be developed with consideration given to the relationship to adjacent development.

Analysis: Staff concurs with the applicant’s assertion that the proposed General Plan Amendment and Zone Change has the potential to meet or implement the General Plan policies for multi-family residential development and anticipates that these policies will apply to any proposed precise plan. The project is being designed to accommodate fifteen (15) studio units, thirty-nine (39) one bedroom, one-bathroom units, thirty-nine (39) two-bedroom, one-bathroom units, and thirty-nine (39) three-bedroom, two bathroom units for a total of 132 residential rental apartments. Each dwelling unit will also be provided with a private patio area for the use of the residents. A sizeable community building is proposed with laundry facilities, a computer room, and a clubroom. Exterior elements include play structures, social zones and a barbeque area. The site design creates opportunities to informally gather in public seating areas throughout the development.

Centerville Specific Plan Amendment: The subject land lies within the boundaries of Subarea 4 of the Centerville Specific Plan area. Subarea 4 calls for the extension of low-density housing, 5-7 dwelling units per acre. The Centerville Specific Plan describes Subarea 4 as an opportunity area for single-family residential uses. “The residential uses should be an extension of the bungalow style single-family detached housing of Subarea 3. The housing in this subarea should be of high quality and well designed to enhance the existing residential neighborhood.”

LU-3: Residential development should be compatible with the character of existing single-family detached housing type in Subarea 3 to conserve and enhance residential neighborhoods.

Implementation: The proposed design and development shall be consistent with the Implementation Chapter contained in the Centerville Specific Plan.

Analysis: This proposed Centerville Specific Plan amendment reflects the importance of redefining previous visions by creating sustainable communities where there is housing for a variety of income levels and densities near services and transit opportunities. The need to provide high quality and highly accessible housing in Fremont is evident from recent Housing Element Revisions. Some vacant or underutilized parcels in Fremont could be used for affordable housing and have been identified in the Housing Element as “opportunity sites”. This project site is identified in the Housing Element as a site that could have an increased level of density to meet the needs of Fremont’s citizens.

Amendments to the language of the Centerville Specific Plan (CSPC) (Exhibit “B”) and to maps found in the plan (Exhibit “B-1” and “B-2”) are proposed to allow a higher density in relation to this project site only. As mentioned in the General Plan policy LU 1.22, the proposed development offers a transition between the lower density single-family homes located on Maple, Elm Oak and Holly Street by introducing 8 new single-family homes and the retention of one historic home off of Hansen Avenue. The new development is proposed to be compatible with character of the existing single-family development while meeting present housing needs.

Affordable Housing Component: Affirmed Housing proposes to develop 132 residential apartments that will be 100% affordable at various levels of affordability.

Goal H 3: Housing affordable and appropriate for a variety of Fremont households at all economic levels throughout the City.

Policy H 3A: Continue to designate sufficient residentially zoned land at appropriate densities to provide adequate sites to meet Fremont's new construction need for 2001-2006. Included with that need are the following objectives:

Units Affordable to Very Low Income	873 Units
Units Affordable to Low Income	602 Units
Units Affordable to Moderate Income	1,774 Units
Units Affordable to Above Moderate Income	1,663 Units
Total Need:	4,912 Units

Implementation Programs:

- *9B: Increasing Density on Existing Vacant Residentially Designated Parcels and Underutilized Residential, Commercial and Industrially Designated Parcels.* The Vacant/Underutilized Land Analysis discussed indicate that there is the potential with current zoning for 2,254 units at Step 1 density or 2,867 units at Step 2 density.

Analysis: The General Plan Amendment would further the City's goals of providing a full range of housing options to ensure a vibrant community exists today and in the future. This proposed affordable housing development will contribute to improving the quality of life of Fremont's residents. In order for the City of Fremont to meet the significant housing production goals identified in Policy H 3A above, this type of housing density may be helpful.

Proposed Zoning Conformance: The project proposes to ultimately change the zoning designation from Community Commercial (C-C), Residential R-1-6, Centerville Specific Plan (CSPC) to Planned District (P) and Centerville Specific Plan (CSPC). The applicant has submitted a conceptual site plan which demonstrates that development of 132 residential apartments and 9 single family homes has the potential to meet the minimum development standards that will be required of the Fremont Municipal Code for Planned District zoning. As a Planned District, any future on-site development shall be subject to site plan and architectural review and approval and adhere to the following criteria:

1. Creation of a desirable and stable living environment;
2. Allow for site planning and zoning criteria flexibility in support of superior site design, architecture, and amenities;
3. Develop a project that is compatible with the high quality neighborhood character; and
4. Comply with all city requirements.

If the Council approves the General Plan Amendment, the applicant may proceed with their Planned District Precise Plan. At that time, staff will develop specific findings that clearly document the intent to create a superior site plan, architectural design, and amenities which compliments and sustains the superior neighborhood character.

Access and Circulation: The multi-family portion of the project site will be accessed from Baine Avenue while the single-family component will be accessed from Hansen Avenue. Development of the project site at a future time will require street improvements and street dedication along Baine Avenue, Maple Avenue and Hansen Avenue across the site's frontage with a standard sidewalk and landscape area. The required street improvements on Baine Avenue will accommodate additional on-street parking.

Applicable Fees:

Development Impact Fees: If the proposed amendment is recommended to the City Council and approved, any subsequent development project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park dedication-in-lieu, park facilities, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance. The applicant will be entitled to a fee credit for commercial multi-tenant structure and car wash which were previously located on the site. Since this is an affordable housing development consisting of at least 49% regulated as affordable, the applicant will also be eligible to defer the payment of development impact fees at certificate of occupancy, as opposed to the time of building permit application.

School Impact Fees: If the proposed amendment is recommended to the City Council and approved, any subsequent development project will be subject to school impact fees.

Urban Runoff Clean Water Program: If the project site is developed at a future date, the City's Urban Runoff Clean Water Program requirements will be required, upon plan submittal to the Development Organization.

Waste Management: This project involves multi-family residential development and single-family residential and shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials. Any trash/recycling enclosure for the project shall be designed in a manner to be architecturally compatible with nearby structures and with the existing topography and vegetation in accordance with such standards.

Environmental Analysis: An Initial Study and Mitigated Negative Declaration have been prepared for this project. The environmental analysis identified concerns regarding potential impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. The Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. A more detailed description of the potential impacts and mitigation measures are provided within the Initial Study for the project, which is included as an enclosure.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

Response from Agencies and Organizations: This project was submitted to the Alameda County Congestion Management Agency (ACCMA) for review to determine if implementation of the proposal would create an impact on the regional transportation network. The ACCMA responded by finding no significant impact from the proposed project.

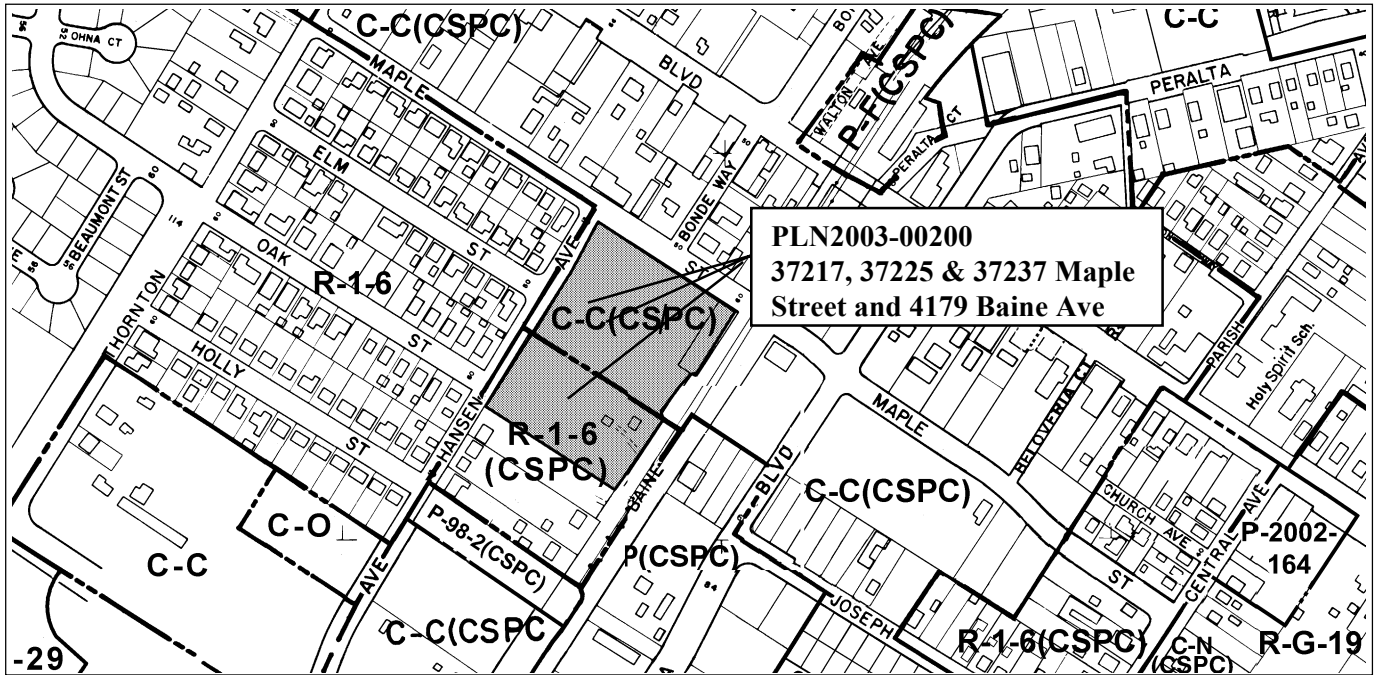
Enclosures: Exhibit "A" (General Plan Exhibit)
Exhibit "B" (Centerville Specific Plan amendments to text)
Exhibit "B-1" (CSPC Amendment Figure C-1 Planned Land Uses)
Exhibit "B-2" (CSPC Amendment Figure ES-2 Summary of Major Proposals)
Initial Study and Draft Mitigated Negative Declaration
Related traffic study, noise & vibration study, historical evaluation.
Applicant's General Plan Amendment Justification Statement (Informational)
Conceptual Site Plan (Informational)

Exhibits: Exhibit "A" General Plan Exhibit
Exhibit "B" (Centerville Specific Plan amendments to text and figures)
Exhibit "B-1" (CSPC Amendment Figure C-1 Planned Land Uses)
Exhibit "B-2" (CSPC Amendment Figure ES-2 Summary of Major Proposals)
Conceptual Site Plan (Informational)

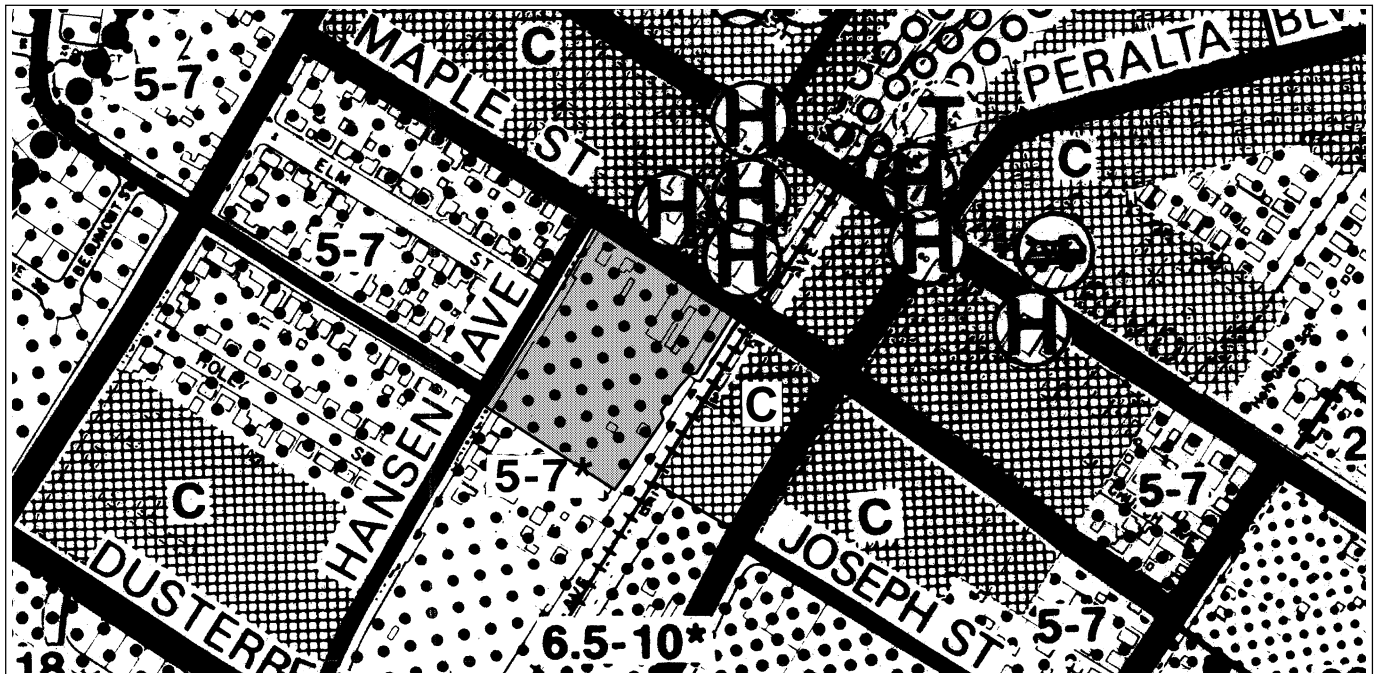
Recommended Actions:

1. Hold public hearing.
2. Recommend the City Council approve Draft Mitigated Negative Declaration and find it reflects the independent judgment of the City of Fremont.
3. Find PLN2003-00200 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Housing and Land Use Chapters as discussed within the staff report.
4. Recommend that the City Council approve PLN2003-00200 to amend the General Plan land use designation from Low Density Residential, 5 to 7 dwelling units per acre to Very High Density 27 to 35 dwelling units and Medium Density 6.5 -10 dwelling, and a Centerville Specific Plan Land Use Map and Text Amendment to Subarea 4 from 5-7 dwelling units per acre to the proposed General Plan land use designations listed above in conformance with Exhibit "A" (General Plan Amendment Exhibit) and Exhibit "B", "B-1", and "B-2" (Centerville Specific Plan Amendment).

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2003-00200 (GPA, CSPC Amend)
Project Name: MAPLE STREET RESIDENTIAL COMMUNITY
Project Description: To consider a General Plan Amendment, a Centerville Specific Plan Amendment and a Mitigated Negative Declaration.



Note: Prior arrangements for access are not required for this site.

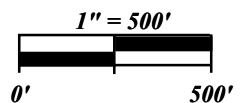


EXHIBIT "A"

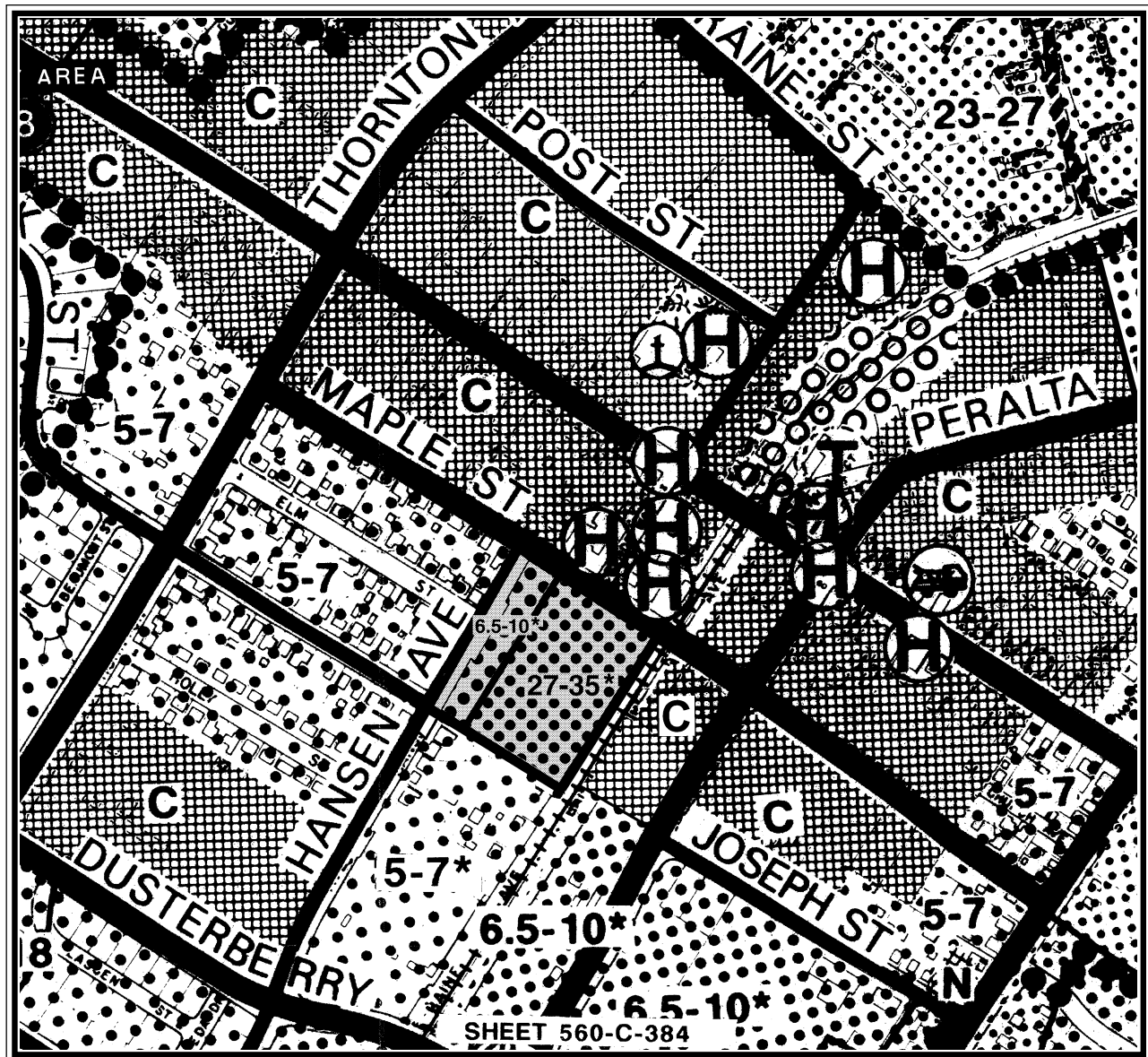
Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, 2003.

GENERAL PLAN LAND USE DIAGRAM (SECTION) CITY OF FREMONT, CALIFORNIA



From: Residential, Low Density 5-7 du/ac (*CSPC)

To: Residential, Med Density 6.5-10 du/ac (*CSPC) and
Residential, Very High Density 27-35 du/ac (*CSPC)

AFFECTS THE LAND USE DIAGRAM FOR THE CENTERVILLE PLANNING AREA

Associated files:

PLN2003-00200 (GPA)

[pc 5-22-03] 60-388



EXHIBIT "B-1"

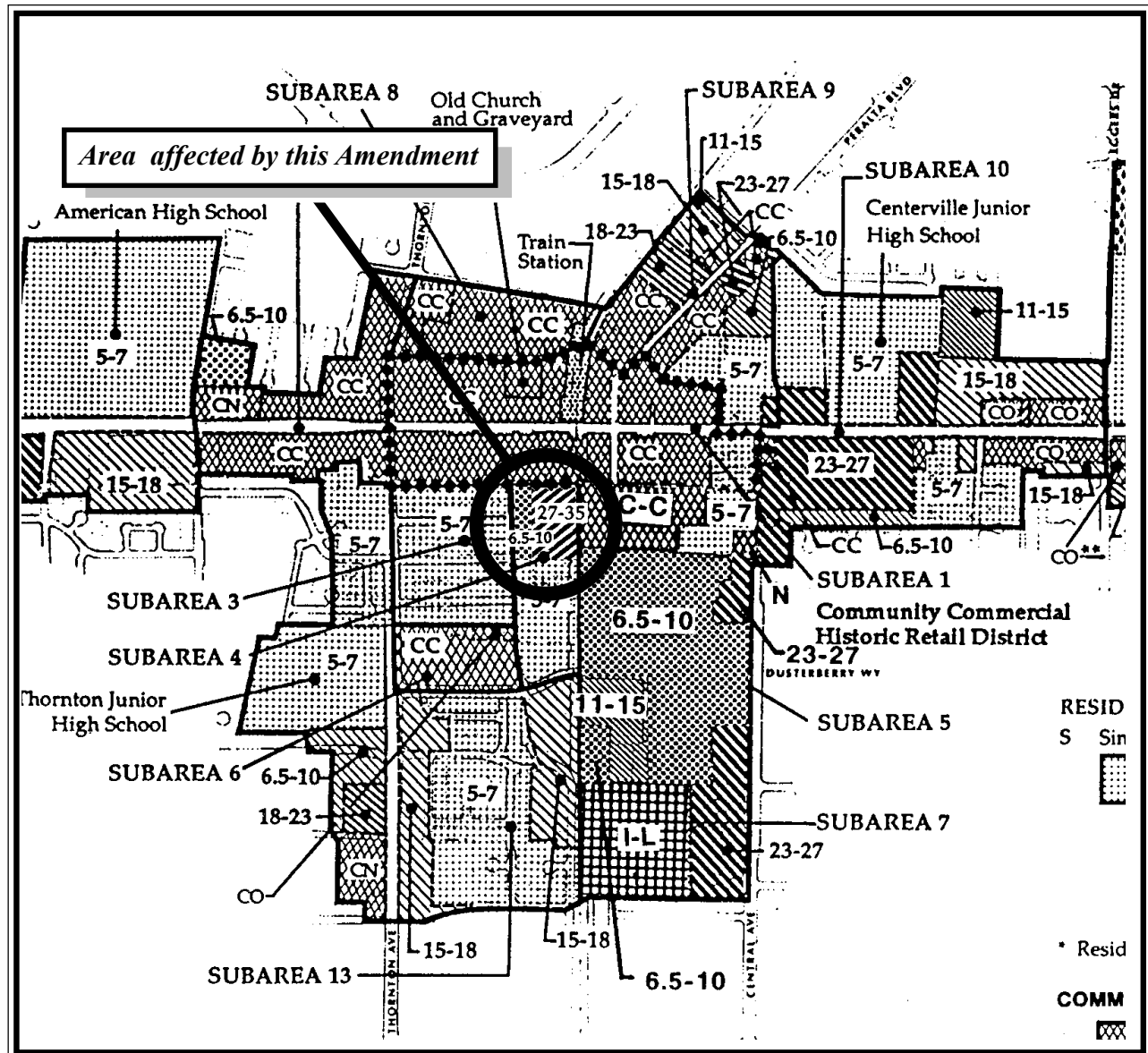
Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **2003**.

CENTERVILLE SPECIFIC PLAN OVERLAY (SECTION) CITY OF FREMONT, CALIFORNIA



From: Residential, Low Density 5-7 du/ac (*CSPC)

To: Residential, Med Density 6.5-10 du/ac (*CSPC) and
Residential, Very High Density 27-35 du/ac (*CSPC)

AFFECTS Figure C-1 Planned Land Uses, in the CENTERVILLE SPECIFIC PLAN

Associated files:

PLN2003-00200 (GPA, CSPC Amend)

[pc 5-22-03] 60-388

NM

EXHIBIT "B-2"

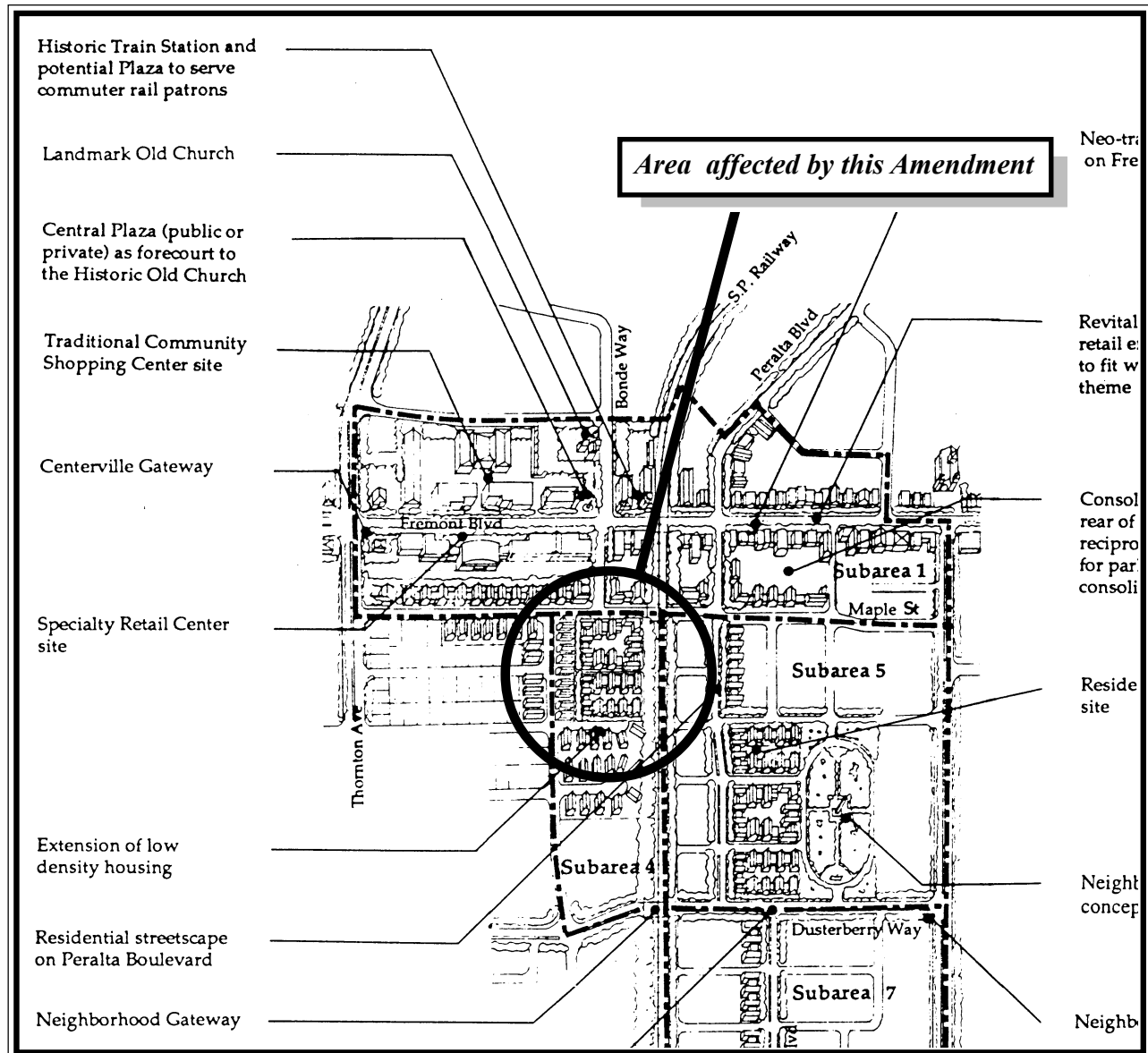
Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **20**03**.**

CENTERVILLE SPECIFIC PLAN OVERLAY (SECTION) CITY OF FREMONT, CALIFORNIA



From: Residential, Low Density 5-7 du/ac (*CSPC)

To: Residential, Med Density 6.5-10 du/ac (*CSPC) and
Residential, Very High Density 27-35 du/ac (*CSPC)

[pc 5-22-03] 60-388



AFFECTS *Figure ES-2 Summary of Major Proposals*, in the **CENTERVILLE SPECIFIC PLAN**

Associated files:

PLN2003-00200 (GPA, CSPC Amend)